



## BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 14310-0-00418  
Date Received: 6/16/14  
Commission/Civic: Near East  
Existing Zoning: R-2F Application Accepted by: D. Reiss Fee: \$640<sup>00</sup>  
Comments: 8/26/14

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

See Statement of Hardship

### LOCATION

1. Certified Address Number and Street Name 219-221 N. 22nd Street

City Columbus State OH Zip 43203

Parcel Number (only one required) 010-012059

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name Columbus Housing Partnership, Inc. DBA Homeport c/o Donald Plank, Plank Law Firm

Address 145 East Rich Street, FL 3 City/State Columbus, OH Zip 43215-5240

Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

### PROPERTY OWNER(S):

Name Columbus Housing Partnership, Inc. DBA Homeport c/o Donald Plank, Plank Law Firm

Address 145 East Rich Street, FL 3 City/State Columbus, OH Zip 43215-5240

Phone # (614) 947-8600 Fax # (614) 228-1790 Email dplank@planklaw.com

☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Donald Plank, Plank Law Firm

Address 145 East Rich Street, FL 3 City/State Columbus, OH Zip 43215-5240

Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Donald Plank, attorney

PROPERTY OWNER SIGNATURE Donald Plank, attorney

ATTORNEY / AGENT SIGNATURE Donald Plank

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer



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## AFFIDAVIT

14310-00418  
219-221 N. 22nd St.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank  
of (1) MAILING ADDRESS Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215-5240  
deposed and states that (he/she) is the applicant, agent, or (duly authorized attorney) for same and the following is a list of the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per ADDRESS CARD FOR PROPERTY  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Columbus Housing Partnership, Inc. DBA Homeport

AND MAILING ADDRESS

c/o Donald Plank, Plank Law Firm

145 East Rich Street, FL 3, Columbus, OH 43215-5240

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Columbus Housing Partnership, Inc. DBA Homeport

c/o Donald Plank, Attorney (614) 947-8600

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Near East Area Commission

c/o Kathleen Bailey, President

489 Linwood Avenue, Columbus, OH 43205

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☐ (7) Check here if listing additional property owners on a separate page.

See Exhibit A

SIGNATURE OF AFFIANT

(8) Donald Plank

Subscribed to me in my presence and before me this 13th day of JUNE, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter

My Commission Expires

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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**EXHIBIT A, Public Notice**  
**219- 221 N 22<sup>nd</sup> Street**  
**BZA14- \_\_\_\_\_**  
**June 13, 2014**

**14310-00418**  
**219-221 N. 22nd St.**

**APPLICANT**

Columbus Housing Partnership DBA  
Homeport  
c/o Donald Plank, Plank Law Firm  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

**PROPERTY OWNER**

Columbus Housing Partnership DBA  
Homeport  
c/o Donald Plank, Plank Law Firm  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

**ATTORNEY FOR APPLICANT**

Donald Plank, Plank Law Firm  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

**COMMUNITY GROUP:**

Near East Area Commission  
c/o Kathleen Bailey  
489 Linwood Avenue  
Columbus, OH 43205

**PROPERTY OWNERS WITHIN 125 FEET**

BAC Home Loans Servicing LP  
American Home Mortgage  
PO Box 631730  
Irving, TX 75063

Melvin V. Richardson  
204 N. 22<sup>nd</sup> St.  
Columbus, OH 43203

Board of Education  
Real Estate Coordinator  
270 E. State St.  
Columbus, OH 43215

Karen Irene Demingo  
232 N. 21<sup>st</sup> St.  
Columbus, OH 43203

Gwendolyn Helen Travis  
Robert C. Travis  
240 N. 21st St.  
Columbus, OH 43203

Clearview Property Management LLC  
PO Box 248263  
Columbus, OH 43224

Sherome K. Hathaway  
228 N. 21st St.  
Columbus, OH 43203

Ndiaye Real Estate LLC  
2898 Alderwood Dr.  
Columbus, OH 43219

Columbus Housing Partnership Inc.  
562 E. Main St.  
Columbus, OH 43215

Sandi M. Cooper  
255 N. 22nd St.  
Columbus, OH 43203

Emmagene Barnett  
229 N. 22nd St.  
Columbus, OH 43203

**219- 221 N 22<sup>nd</sup> Street**  
**BZA14- \_\_\_\_\_**  
**June 13, 2014**  
**Page 1 of 2**

Christopher M. Powell  
222 N. 21st St.  
Columbus, OH 43203

Kristian D. Rose-Anderson  
218 N. 21<sup>st</sup> St.  
Columbus, OH 43203

Cheryl G. & James A. Munnerlyn  
237 N. 22<sup>nd</sup> St.  
Columbus, OH 43203

Howard J. Rogers  
Simmone Rogers  
PO Box 24001  
Columbus, OH 43224

Anthony Sharp  
211 N. 22<sup>nd</sup> St.  
Columbus, OH 43203

Gloria Tucker  
5524 York Ln. N.  
Columbus, OH 43232

City of Columbus Land Bank  
50 W. Gay St., 4<sup>th</sup> Floor  
Columbus, OH 43215

Dennis F. Curluter  
208 N 21<sup>st</sup> St.  
Columbus, OH 43203

**ALSO NOTIFY:**

David B. Perry  
David Perry Co., Inc.  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

Ms. Emily Moser  
Columbus Housing Partnership DBA  
Homeport  
734 E Long Street  
Columbus, OH 43203

Ms. Leah F. Evans  
Columbus Housing Partnership DBA  
Homeport  
734 E Long Street  
Columbus, OH 43203

**14310-00418**  
**219-221 N. 22nd St.**



**EXHIBIT B**  
**Statement of Hardship**

**219 – 221 N 22<sup>nd</sup> Street, Columbus, OH 43203**

**BZA14- \_\_\_\_\_**

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The site is located on the west side of N 22<sup>nd</sup> Street, approximately 615 +/- feet north of East Long Street. The site is zoned R-2F, Residential District from the 1973 Model Cities downzoning of large areas of the Near East side. The downzoning was intended, in part, to increase opportunities for home ownership. The site is developed with a brick two-family dwelling with side by side units. Applicant proposes variances to permit splitting the parcel corresponding to the interior party wall of the two dwelling units to create two separate parcels, each containing one of the two existing dwelling units. Applicant will be performing a complete renovation of the building and, with the proposed variances, will split the parcel and create two separate parcels/units intended for sale to owner occupants. The proposal creates greater opportunity for home ownership and is density neutral. Applicant also proposes to build a new detached garage for each dwelling unit. R-2F zoning permits both single family and two family dwellings, but not in the proposed configuration. The current R-2F district standards from which variances are sought are applied to a neighborhood platted in 1883, long predating the current district standards. No two-family dwelling in the vicinity of the subject site meets current R-2F district area and width standards. The building is existing, it is a single building presently on a single lot, there is no district to which the parcel could be rezoned to permit the proposed use and there is no change in the current total lot area, width and yards, just in how the current area, width and yards are allocated. Applicant will be making a considerable investment in the property with the complete building renovation and construction of garages. Applicant has a practical difficulty with compliance with R-2F district standards and requests relief itemized as follows.

Applicant requests the following variances:

- 1)3332.05(A)(4), Area District Lot Width Requirements, to reduce the required lot width from 50 feet to 19.54 feet and 20.46 feet, subject to minor change with the location of the party wall by survey.
- 2)3332.14, R-2F, Area District Requirements, to reduce the required lot area from 6,000 square feet to 3,095 sq. ft. and 3,426 sq. ft., subject to minor change with the location of the party wall by survey.

3)3332.18(C), Basis of Computing Area, which Section limits calculation of lot area to three (3) times the width, the proposed lots are 19.54 feet and 20.46 feet, and proposed lot area by this Section is 1,145 sq. ft. and 1,255 sq. ft.

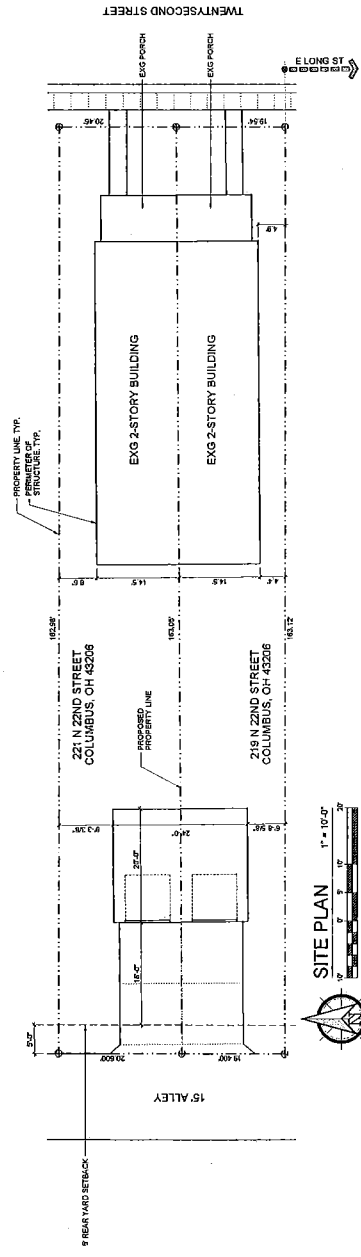
4)3332.25, Maximum Side Yards Required, to reduce the sum of the side yards from six (6) feet to 4.4 feet for the south side yard of the south dwelling unit (219 N 22<sup>nd</sup> Street).

5)3332.26 (C),(E) Minimum Side Yard Permitted, to reduce the three (3) foot minimum side yard for lots 40 feet wide or less to zero (0) feet along the party wall of the dwelling units, to permit an air conditioning compressor in the south side yard (4.4 feet) of the south dwelling unit (219 N 22<sup>nd</sup> Street) by encroaching partially in the required three (3) foot minimum side yard, and to permit a zero (0) side yard for the party wall of proposed detached garages.

06-13-2014



LOCATION MAP



SITE PLAN  
1" = 10'-0"

**14310-00418**  
**219-221 N. 22nd St.**

B2A14310

SITE DATA	
ADDRESS:	219-221 N. 22ND STREET
CITY:	COLUMBUS, OHIO
ZIP:	43206
OWNER:	homeport
DESIGNER:	SB&A STUDIOS
DATE:	10/15/2014
PROJECT:	EXISTING BUILDING REPAIR AND RENOVATION
SCOPE OF WORK:	REPAIR AND RENOVATION OF EXISTING BUILDING TO MEET CURRENT CODE REQUIREMENTS AND TO PROVIDE DETACHED GARAGES

#	DATE	REVISIONS/CHANGE DESCRIPTION
1		
2		
3		

219-221 N 22ND STREET  
COLUMBUS OHIO 43206  
PREPARED FOR:  
**homeport**  
by Columbus Housing Partnership

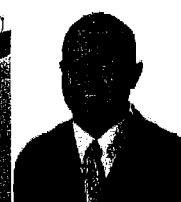
**SB&A STUDIOS**  
ARCHITECTURAL DESIGN  
614.562.2741 WWW.SB&ASTUDIOS.COM

SCALE: 1" = 10'-0"	SHEET #1 OF 1
DATE: 10/15/2014	DATE: 10/15/2014
DESIGNER: SB&A STUDIOS	DESIGNER: SB&A STUDIOS
PROJECT: 14310-00418	PROJECT: 14310-00418
LOCATION: 219-221 N. 22ND STREET	LOCATION: 219-221 N. 22ND STREET
PROJECT: 14310-00418	PROJECT: 14310-00418
DATE: 10/15/2014	DATE: 10/15/2014



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## Photo

### Parcel Info

[Summary](#)[Property Profile](#)[Land](#)[Building](#)[Improvements](#)[MAP\(GIS\)](#)[Sketch](#)[Photo](#)[Transfer History](#)[BOR Status](#)[CAUV Status](#)[Area Sales Activity](#)[Area Rentals](#)[Tax/Payment Info](#)[Current Levy Info](#)[Assessment Payoff](#)[Tax Distribution](#)[Rental Contact](#)[Property Reports](#)[Recorder's Office  
Document Search](#)[Area Sex Offender  
Inquiry](#)[Pay Real Estate  
Taxes Here](#)

Parcel ID	Map Routing Number	Owner	Location
010-012059-00	010-H052-005-00	COLUMBUS HOUSING, PARTNERSHIP INC <small>Click owner name for additional records</small>	219-221N TWENTY SECOND ST

### Property Photograph for 010-012059-00

Clarence E. Mingo II, Franklin County Auditor

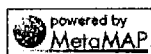


010-012059-00 03/11/2010

File Date: Apr 22 2011 9:34AM

#### Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



Data updated on:  
2014-06-07 06:22:42

**14310-00418**  
**219-221 N. 22nd St.**



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 6/13/14



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are notified that the information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

14310-00418  
219-221 N. 22nd St.



# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010012059

Zoning Number: 219

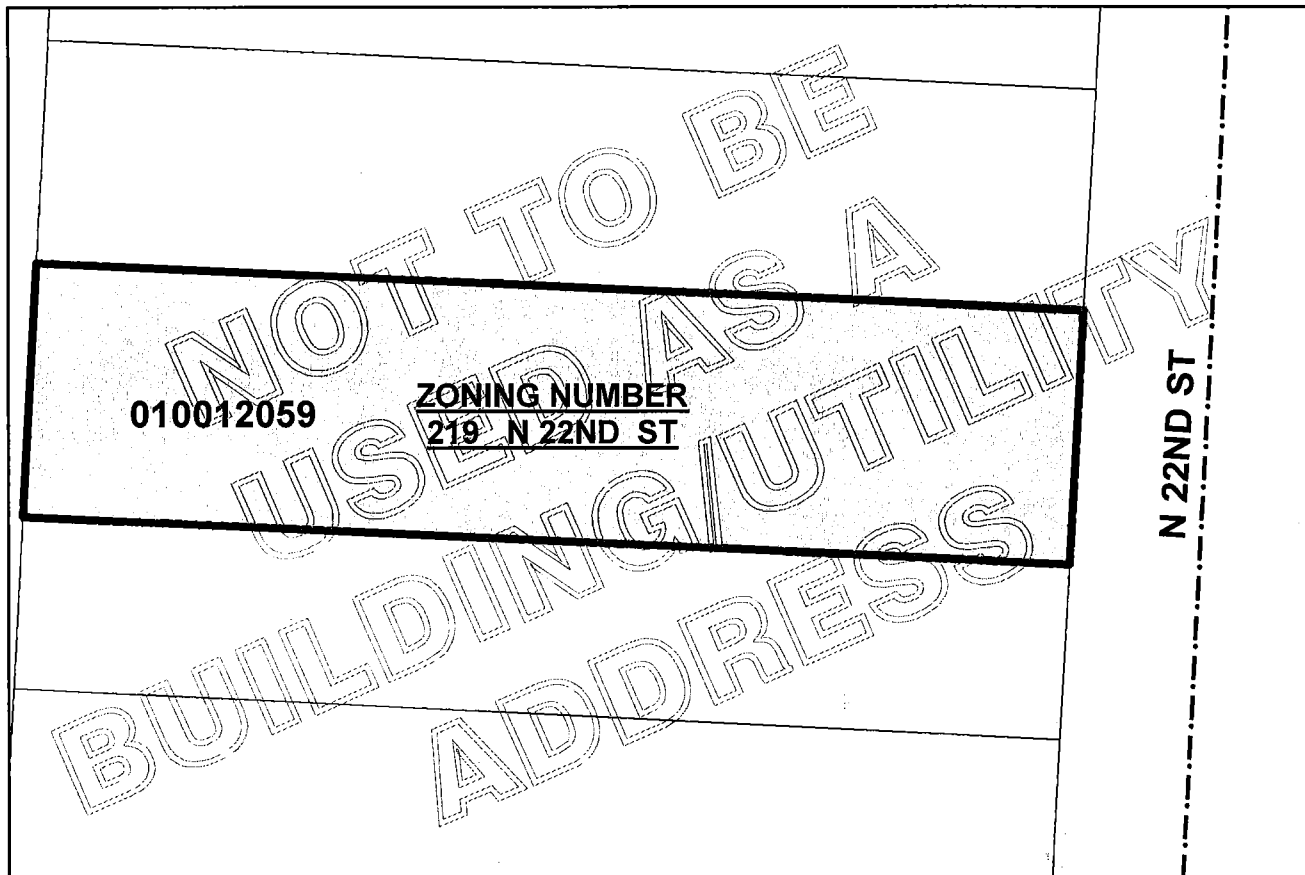
Street Name: N 22ND ST

Lot Number : 3-4

Subdivision: BEATTY & HANES

Requested By: DAVE PERRY CO., INC. (DAVE PERRY)

Issued By: *Patricia Austin* Date: 5/7/2014



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 20261



## BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #

**14310-00418**

**219-221 N. 22nd St.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215-5240

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Columbus Housing Partnership, Inc.

DBA Homeport

734 East Long Street, Columbus, OH 43203

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 13th day of JUNE, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Parter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PARTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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